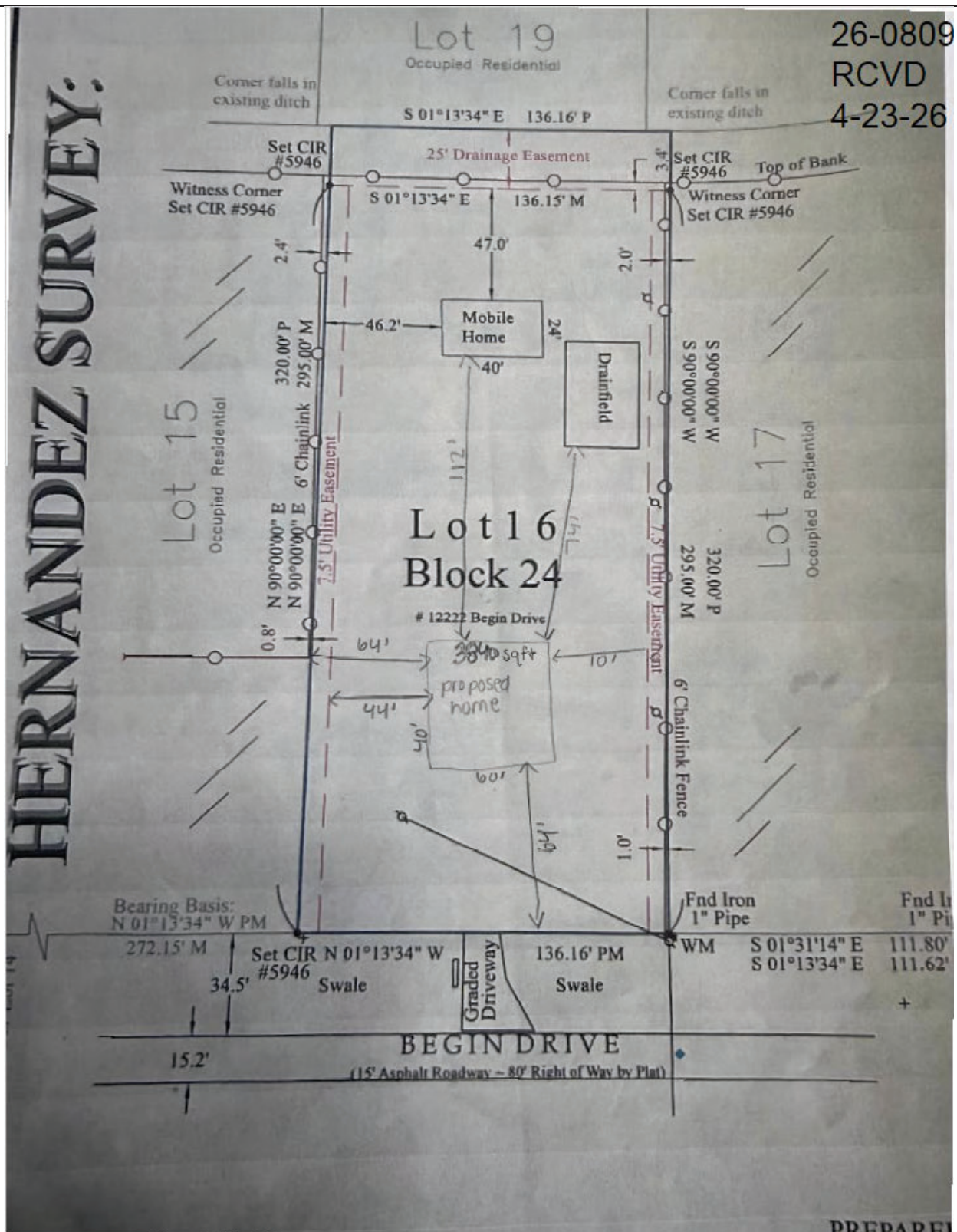




SURVEY/SITE PLAN

26-0809  
RCVD  
4-23-26

**HERNANDEZ SURVEY:**





# Project Description (Variance Request)

- In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

I am requesting a variance to allow the construction of a new single-family residence on my property while retaining the existing 960-square-foot mobile home currently located on the parcel. A small portion of the mobile home extends 60 square feet beyond the allowable limitation. This request is based on unique family and practical circumstances that create a hardship if strict application of the Land Development Code is enforced. My father will be residing on the property, and I am his primary caregiver. Maintaining both dwellings on the property is necessary to provide for his health, safety, and daily care while also allowing appropriate privacy and separation of living spaces.

Strict enforcement of the code would require removal of the existing mobile home, which would create a hardship by eliminating safe and suitable housing needed for my father's care. The property size and layout allow both structures to coexist without negatively impacting neighboring properties, traffic, drainage, utilities, or public safety.

This request represents the minimum variance necessary to provide reasonable use of property while preserving family safety and caregiving need. The proposed arrangement will not be contrary to the public interest, will maintain the character of the surrounding area, and will remain consistent with the intent of the Hillsborough County Land Development Code.

- A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

Variance from the Hillsborough County Land Development Code section regulating maximum mobile home size.

The existing mobile home on the property exceeds the maximum permitted size by approximately 60 square feet. A variance is requested to allow reasonable use of the property and permit

## Additional Information

- Have you been cited by Hillsborough County Code Enforcement?  No  Yes  
If yes, you must submit a copy of the Citation with this Application.
- Do you have any other applications filed with Hillsborough County that are related to the subject property?  
 No  Yes If yes, please indicate the nature of the application and the case numbers assigned to the application (s): \_\_\_\_\_
- Is this a request for a wetland setback variance?  No  Yes  
If yes, you must complete the Wetland Setback Memorandum and all required information must be included with this Application Packet.
- Please indicate the existing or proposed utilities for the subject property:  
 Public Water  Public Wastewater  Private Well  Septic Tank
- Is the variance to allow a third lot on well or non-residential development with an intensity of three ERC's?  
 No  Yes If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water – Service Application Conditional Approval – Reservation of Capacity" prior to your public hearing

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## Variance Criteria Response

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?

The hardship affecting this property is unique and not one commonly shared by other similarly situated properties because it arises from the specific combination of an existing legally established 960-square-foot mobile home and the need to construct a permanent single-family residence to accommodate a multi-generational living arrangement for caregiving purposes. Unlike surrounding properties, this parcel already contains an existing dwelling that slightly

2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.

The literal application of the Hillsborough County Land Development Code would require the removal of the existing 960-square-foot mobile home in order to construct a new single-family residence, due to limitations on the number of dwelling units permitted per parcel and applicable dimensional requirements. Strict enforcement of these provisions would deprive the subject property of rights commonly

3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.

Approval of the requested variance will not substantially interfere with or injure the rights of other property owners in the area. The proposed construction of a single-family residence while retaining the existing 960-square-foot mobile home will remain residential in nature and consistent with the character of the surrounding neighborhood. No commercial or higher-intensity use is proposed. The property

4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).

The requested variance is in harmony with and serves the general intent and purpose of the Hillsborough County Land Development Code (LDC) and the Comprehensive Plan because the proposed use of the property remains strictly residential and consistent with the established character of the surrounding area. The intent of the LDC is to promote orderly development, protect public health and safety, ensure

5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.

The situation for which this variance is requested does not result from an illegal act, nor is it a self-imposed hardship created by the applicant. The existing 960-square-foot mobile home is an established residential structure on the property. The request is not the result of construction performed without permits, code violations, or intentional disregard of the Land Development Code. Rather, the variance is being sought

6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefits intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.

Granting this variance allows reasonable use of the property without negatively affecting the neighborhood or public welfare. The existing mobile home already exceeds the 60ft limit, and strict enforcement would prevent construction of a safe, functional home. Approving the variance balances the property owner's rights with the intent of the LDC, ensuring fairness and substantial justice

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# Quitclaim Deed

RECORDING REQUESTED BY Graciela Hernandez  
AND WHEN RECORDED MAIL TO:

Mayra A Lira \_\_\_\_\_, Grantee(s)  
2810 First National Dr  
Ruskin Fl 33570

Consideration: \$ 100<sup>00</sup>

Property Transfer Tax: \$ \_\_\_\_\_

Assessor's Parcel No.: 077690-5158

PREPARED BY: Graciela Hernandez certifies herein that he or she has prepared this Deed.

Graciela Hernandez  
Signature of Preparer

1-5-2026  
Date of Preparation

Graciela Hernandez  
Printed Name of Preparer

**THIS QUITCLAIM DEED**, executed on January 5 2026 in the County of Hillsborough, State of Florida

by Grantor(s), Graciela Hernandez Ruben Zuniga,  
whose post office address is 7216 Nundy Ave Gibsonton Fl 33534,  
to Grantee(s), Mayra A Lira,  
whose post office address is 2810 First National Dr Ruskin Fl 33570

**WITNESSETH**, that the said Grantor(s), Graciela Hernandez Ruben Zuniga  
for good consideration and for the sum of one hundred dollars zero cents  
(\$ 100<sup>00</sup>) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Hillsborough, State of FL and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Staciele Hernandez  
Signature of Grantor

Graciela Hernandez  
Print Name of Grantor

Kayla Zuniga  
Signature of First Witness to Grantor(s)

Kayla Zuniga  
Print Name of First Witness to Grantor(s)  
7214 Nundy Ave Gibsonton  
FL 35534

Ruben Zuniga  
Signature of Second Grantor (if applicable)

Ruben Zuniga  
Print Name of Second Grantor (if applicable)  
7214 Nundy Ave  
Gibson ton FL 33534

Cruz Cavazos  
Signature of Second Witness to Grantor(s)

CRUZ CAVAZOS  
Print Name of Second Witness to Grantor(s)  
2816 First National Dr  
Ruskin FL 33570

**GRANTEE(S):**

Mayra Lira  
Signature of Grantee

Mayra Lira  
Print Name of Grantee

Cruz Cavazos  
Signature of First Witness to Grantee(s)

CRUZ CAVAZOS  
Print Name of First Witness to Grantee(s)

Cruz Cavazos  
Signature of Second Grantee (if applicable)

CRUZ CAVAZOS  
Print Name of Second Grantee (if applicable)

\_\_\_\_\_  
Signature of Second Witness to Grantee(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantee(s)

**NOTARY ACKNOWLEDGMENT**

State of Florida

County of Hillsborough

On January 5<sup>th</sup> 2026, before me, Graciela Hernandez, a notary public in and for said state, personally appeared, FL DL Graciela Hernandez, Ruben Zuniga and Mayra Lira

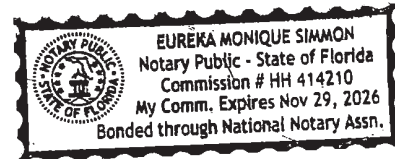
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

Eureka  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID

Type of ID FLDL



(Seal)

Parcel Id: U-11-31-20-2V9-000024-00016.0

Folio: 077690-5158

NHBD: 226012.00

DOR: 0200

OWNER MAILING ADDRESS	LEGAL DESCRIPTION	CAMA VALUE
-----------------------	-------------------	------------

RUBEN ZUNIGA AND GRACIELA E HERNANDEZ  
 7216 NUNDY AVE  
 GIBSONTON, FL 33534-4822

1 TROPICAL ACRES SOUTH UNIT NO 5A  
 2 LOT 16 BLOCK 24

Land Assessed: 66,000  
 Building Assessed: 35,986  
 XFOB Assessed: 0

Market Assessed: 101,986  
 A10 Deduction: 12,753

12222 BEGIN DR

Assessed Value: 89,233  
 HX Exemption: 0  
 PX Exemption: 0  
 WH Exemption: 0  
 Taxable Value: 89,233

Plat Book / Page : 47/77

Plat Instrument Number :

NX 1.00 0



# Property/Applicant/Owner Information Form

### Official Use Only

Application No: 26-0809 Intake Date: 04/10/2026  
 Hearing(s) and type: Date: 06/15/2026 Type: LUHO Receipt Number: 584872  
 Date: \_\_\_\_\_ Type: \_\_\_\_\_ Intake Staff Signature: Charles Phillips

### Property Information

Address: 12222 Begin Dr City/State/Zip: Riverview/FL/33579  
 TWN-RN-SEC: 31-20-11 Folio(s): 77690.5158 Zoning: AS-1 Future Land Use: R-4 Property Size: 1ACRE

### Property Owner Information

Name: Mayra Lira Daytime Phone: 813-240-7651  
 Address: 2816 First National Dr City/State/Zip: Ruskin/FL/33570  
 Email: Liramayra1997@icloud.com Fax Number: \_\_\_\_\_

### Applicant Information

Name: Mayra Lira Daytime Phone: 813-240-7651  
 Address: 2816 First National Dr City/State/Zip: Ruskin/FL/33570  
 Email: Liramayra1997@icloud.com Fax Number: \_\_\_\_\_

### Applicant's Representative (if different than above)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Fax Number: \_\_\_\_\_

I hereby swear or affirm that all the information provided in the submitted application packet is true and accurate, to the best of my knowledge, and authorize the representative listed above to act on my behalf on this application.

Mayra Lira  
 Signature of the Applicant

Mayra Lira  
 Type or print name

I hereby authorize the processing of this application and recognize that the final action taken on this petition shall be binding to the property as well as to the current and any future owners.

Mayra Lira  
 Signature of the Owner(s) – (All parties on the deed must sign)

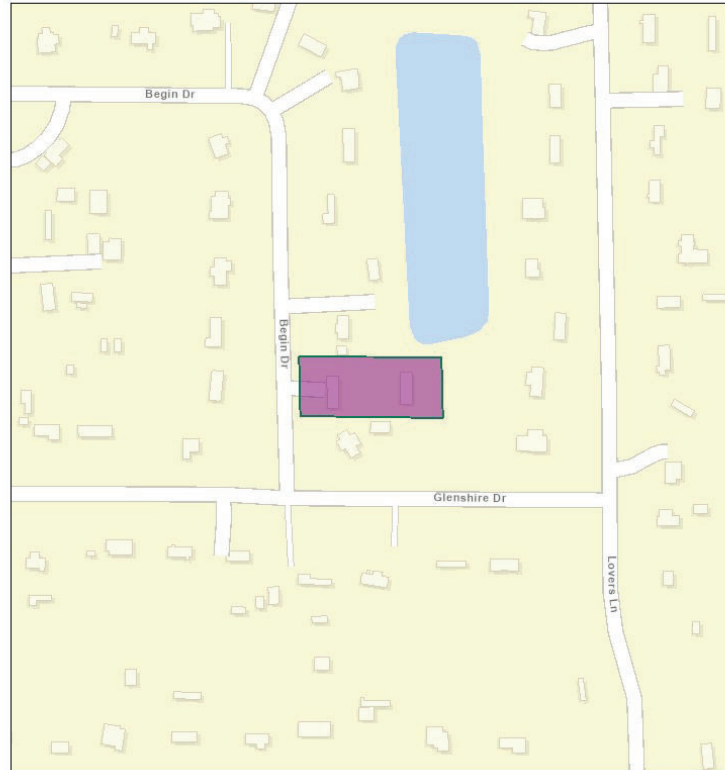
Mayra Lira  
 Type or print name



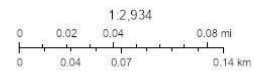
# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Agricultural
Zoning	AS-1
Description	Agricultural - Single-Family
Flood Zone:A	
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0520H
FIRM Panel	12057C0520H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120520C
County Wide Planning Area	Riverview
Community Base Planning Area	SouthShore
Community Base Planning Area	Riverview
Census Data	Tract: 013912 Block: 1016
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Residential Planned 2
Mobility Benefit District	5
Fire Impact Fee	South
Parks/Schools Impact Fee	SOUTH
ROW/Transportation Impact Fee	ZONE 7
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 77690.5158



April 13, 2026



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Hillsborough County Florida

**Folio: 77690.5158**  
**PIN: U-11-31-20-2V9-000024-00016.0**

**Mailing Address:**  
2816 First National Dr  
null  
Ruskin, FL 33570-5914

**Site Address:**  
12222 Begin Dr  
Riverview, FL 33579  
**SEC-TWN-RNG: 11-31-20**  
**Acreage: 0.99**

**Market Value: \$108,486.00**  
**Landuse Code: 0200 MOBILE HOMES**

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